



Metropolitan Development Commission Plat Committee (May 13, 2026) Meeting Agenda

Meeting Details

Notice is hereby given that the Plat Committee of the Metropolitan Development Commission of Marion County, IN will hold public hearings on:

Date: Wednesday, May 13, 2026

Time: 1:00 PM

Location: Room 260, 2nd Floor, City-County Building, 200 E. Washington Street

At which time and place the following petitions requesting approval of subdivision plats and petitions and resolutions for the vacation of Streets, Alleys, Plats, or Public Grounds, will be heard, pursuant to Indiana Code 36-7-4-700, series and action thereon determined.

Business:

Adoption of Meeting Minutes:

Special Request:

2025-VAC-009 | 100 Block of West Georgia Street

Vacation of air rights, subterranean rights, and right-of-way of Georgia Street, being 90 feet in width, from the west right-of-way line of Illinois Street, west 419.5 feet, to the east right-of-way line of Capitol Avenue. Approved by the Plat Committee on September 10, 2025.

Capital Improvements Board of Managers of Marion County, by Mary Solada, requests to rescind and withdraw 2025-VAC-009.

2023-PLT-005 | 7601 West County Line Road Parks at Decatur, Section 2A

Preliminary approval by the Plat Committee on March 8, 2023. Granted a one-year extension to record the plat on March 12, 2025 (required to be recorded by March 12, 2026). New request by Keith Gilson to waive the two-year Ordinance rule to record a plat, by one additional year.

PETITIONS REQUESTING TO BE CONTINUED:

- 1. 2026-PLT-010 | 1100 North German Church and 11020 East 10th Street**
Warren Township, Council District #15, zoned C-3 / C-4
S & D Fuel Inc, by Russell Spiars

Approval of a Subdivision Plat to be known as German Church and 10th Street Commercial Center, dividing 3.45-acres into three lots.

****A Registered Neighborhood Organization has automatically continued this petition to June 10, 2026.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

2. 2026-PLT-012 | 2507 Rader Street and 978 West 25th Street

Center Township, Council District #12, zoned C-1 / D-5
A & L Real Properties LLC, by Amber Randolph

Approval of a Subdivision Plat to be known as Jamie's Rader Street Addition, dividing 0.17-acre into three (3) lots.

3. 2026-PLT-016 | 429 Fintail Drive

Warren Township, Council District #20, zoned I-3
Thunderbird CC Land Partners LLC, by American Structurepoint, Inc

Approval of Subdivision Plat to be known as Replat of Lot 2 and Block B Replat of Thunderbird Commerce Center, dividing 55.28 acres into three (3) lots.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

Additional Business:

**The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing planneroncall@indy.gov. Written objections to a proposal are encouraged to be filed via email at planneroncall@indy.gov before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-7093, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.

PLAT COMMITTEE of the METROPOLITAN DEVELOPMENT COMMISSION (MDC)		
Member	Approving Authority	Term
Kelly Evans	MDC	01/1/2026 - 12/31/2026
Brandon Herget	MDC	01/1/2026 - 12/31/2026
Destiny McCormick	MDC	01/1/2026 - 12/31/2026
Joe Smoker	MDC	01/1/2026 – 12/31/2026
VACANT	MDC	

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](https://www.indy.gov/Channel16LiveWebStream). The recording of this meeting will also be archived (along with recordings of other City/County entities) at [indy.gov: Watch Previously Recorded Programs](https://www.indy.gov/WatchPreviouslyRecordedPrograms).



PLAT COMMITTEE **May 13, 2026**

Case Number: 2026-PLT-010
Address: 1100 North German Church and 11020 East 10th Street (Approximate Addresses)
Location: Warren Township, Council District #15
Zoning: C-3 / C-4
Petitioner: S & D Fuel Inc, by Russell Spiars
Request: Approval of a Subdivision Plat to be known as German Church and 10th Street Commercial Center, dividing 3.45-acres into three lots.

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

A Registered Neighborhood Organization has filed an Automatic Continuance, **continuing this petition to the June 10, 2026, hearing**, from the May 13, 2026, hearing.

This will require the Committee’s acknowledgement.



PLAT COMMITTEE **May 13, 2026**

Case Number: 2026-PLT-012
Address: 2507 Rader Street and 978 West 25th Street (*Approximate Address*)
Location: Center Township, Council District #12
Zoning: C-1 / D-5
Petitioner: A & L Real Properties LLC, by Amber Randolph
Request: Approval of a Subdivision Plat to be known as Jamie’s Rader Street Addition, dividing 0.17-acre into three (3) lots.
Waiver Requested: None
Current Land Use: Commercial building, Single-family dwelling, Two-family dwelling
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing of this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated March 27, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.



**Department of Metropolitan Development
Division of Planning
Current Planning**

- 10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
- 11. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-1 and D-5. The site is developed with a former commercial building, a single -family dwelling, and a two-family dwelling. The proposed plat would subdivide the property into three (3) lots: Lot One would be 0.044-acre and is developed with the existing two-family dwelling. Lot Two would be 0.047-acre and is developed with an existing commercial building. Lot Three would be 0.082-acre and is developed with an existing single-family dwelling. The proposed plat meets the standards of the C-1 and D-5 zoning classifications.

STREETS

Lot One would front on Rader Street to the west. Lot Two would front on both Rader Street to the west and West 25th Street to the South. Lot Three would front on West 25th Street to the south. No new streets are proposed as part of this petition.

SIDEWALKS

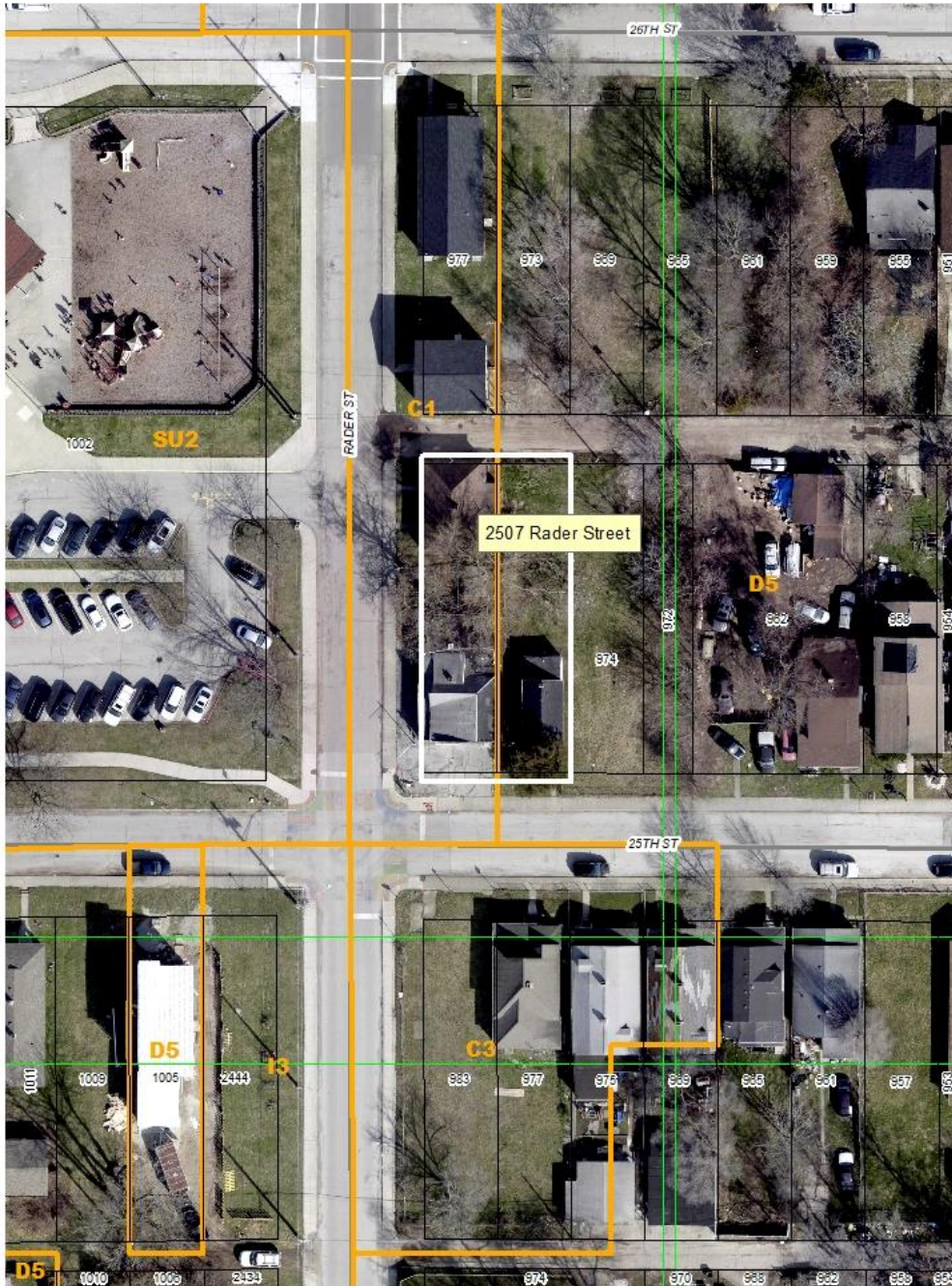
Sidewalks are existing along Rader Street and East 25th Street.

GENERAL INFORMATION

Existing Zoning	C-1 / D-5		
Existing Land Use	Commercial building, Single-family dwelling, Two-family dwelling		
Comprehensive Plan	Dwelling 3.5-5 Units per acre		
Surrounding Context	Zoning	Land Use	
	North:	C-1/D-5	Multi-family Dwellings / Undeveloped
	South:	C-3	Single-family dwelling / Undeveloped
	East:	D-5	Undeveloped / Single-family dwellings
	West:	SU-2	Grade School
Thoroughfare Plan			
Rader Street	Local Street	64-foot existing and proposed right-of-way	
East 25 th Street	Local Street	60-foot existing and proposed right-of-way	
Petition Submittal Date	February 20, 2026		

EXHIBITS

2026-PLT-012; Aerial Map



PHOTOS



Lot 1, looking west from Rader Street



Lot 2, looking west from Rader Street



Lot 2 looking north from West 25th Street



Lot 3 looking north from West 25th Street.



PLAT COMMITTEE **May 13, 2026**

Case Number: 2026-PLT-016

Property Address: 429, 421, and 415 Fintail Drive (*Approximate Address*)

Location: Warren Township, Council District 20

Petitioner: Jonathan Goodburn, by American Structurepoint, Inc.

Zoning: I-3

Request: Approval of Subdivision Plat to be known as Replat of Lot 2 and Block B Replat of Thunderbird Commerce Center, dividing 55.28 acres into three (3) lots.

Waiver Requested: None

Current Land Use: Industrial Buildings / Undeveloped

Staff Reviewer: Josh Levesque, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated April 22, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.



Department of Metropolitan Development
Division of Planning
Current Planning

- 9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
- 10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned I-3 and is partially developed with large industrial warehouse-type buildings. The subject site was previously platted in 2025PLT018. This proposed plat adds approximately 1 more acre to the parcel known as 429 Fintail Drive and splits Block B into two lots (Lots 4 and 5). This follows previous replat petitions from 2022 (2022PLT013) and 2023 (2023PLT032).

STREETS

Lot 2 is a corner lot and would have frontage on both Fintail Drive and English Avenue while Lots 4 and 5 would front on Fintail Drive. No new streets are proposed.

SIDEWALKS

Sidewalks currently do not exist along this portion of English Avenue. Petitioners are not seeking a sidewalk waiver and will be required to install sidewalks upon approval of this plat.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. Any new developments would be required to meet all development standards of the I-3 and any approved variances, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

Existing Zoning	I-3	
Existing Land Use	Industrial/Undeveloped	
Comprehensive Plan	Heavy Industrial	
Surrounding Context	Zoning	Land Use
North:	D-5/SU-2/CS/C-4/D-5/SU-18	Variety of uses
South:	I-3	Industrial
East:	C-1	Industrial
West:	I-2	Industrial
Thoroughfare Plan		
English Avenue	Primary Collector	90-foot existing and 80 feet proposed
Petition Submittal Date	March 2026	

EXHIBITS

2026PLT016: Aerial Images



IGIO, Vantor | Esri Community Maps Contributors, City of Indianapolis Marion Co, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, Powered by Esri



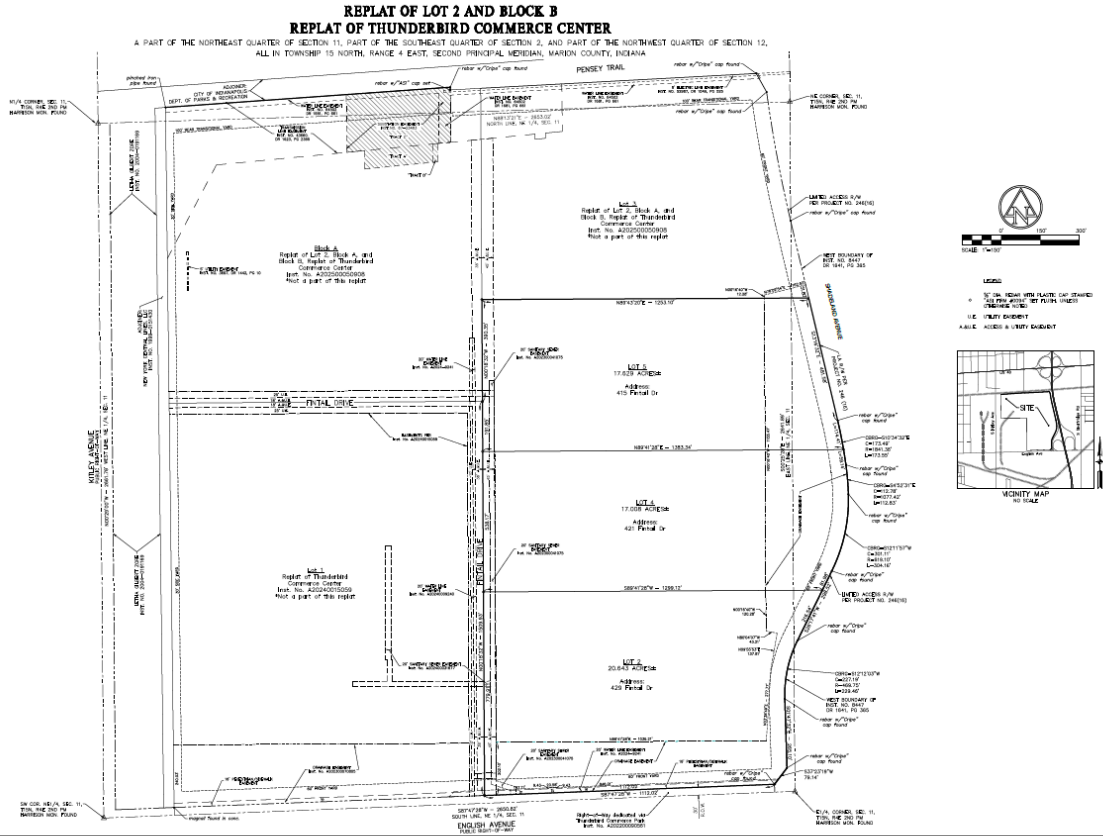
Stormwater Impervious Area

Mapping Application for Public Safety



Department of Metropolitan Development
Division of Planning
Current Planning

2026PLT011: Proposed Plat



2026_PLT-0
 PREPARED BY LAND SURVEYOR:
 Tracy L. Wood
 AMERICAN STRUCTUREPOINT
 1025 RIVER ROAD, SUITE 200
 INDIANAPOLIS, INDIANA 46240
 (317) 543-5580
 www.americanstructurepoint.com

CLIENT:
 L&P GROUP, INC.
 10 WEST JOURNAL SQUARE
 INDIANAPOLIS, INDIANA 46202

OWNER:
 THUNDERBIRD CC LAND PARTNERS, LLC
 10 WEST JOURNAL SQUARE
 INDIANAPOLIS, IN 46202

**AMERICAN
STRUCTUREPOINT**
INC.

1025 RIVER ROAD, SUITE 200
 INDIANAPOLIS, INDIANA 46240
 TEL 317.543.5580 FAX 317.543.0270
 www.americanstructurepoint.com

**SHEET
1 of 2**

PHOTOS

2026PLT016: Photographs



Photo 1: Entrance of commerce park looking east on English

2026PLT016: Photographs



Photo 2: Adjacent property on western side of Fintail Drive

2026PLT016: Photographs



Photo 3: View of parcels subject to petition

2026PLT016: Photographs



Photo 4: Fintail Drive looking north